

Minutes of Plan Commission Meeting December 17, 2019

Call to Order – Phil Wedekind called the meeting of the Commission to order at 6:00 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O'Neill, and Tom Kolb. Dee Marshall was absent.

Also in attendance were Tom Pinion, Josh & Karla Reinhardt.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by O'Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Liston to approve the minutes of the October 15, 2019 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

New Business

- a. Request to Rezone the property at 1208 9th Street to repeal the Planned Development Overlay that was approved on October 8, 2019 to allow the existing office building on that site to be converted to a Family Day Care Center, by Karla and Josh Reinhardt, LC – Karla Reinhardt introduced herself to the Commission. Pinion presented background to the Commission. Franzen moved, Liston seconded to repeal the Planned Development Overlay at 1208 9th Street and rezone it back to its original B-3 Zoning. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, and Wedekind. Nay – 0, motion carried 6-0.
- b. Review and approve the Island Court Condominium Instruments to convert the existing two-family residential dwelling (duplex) to a Two-Unit Condominium at 815/817 Island Court by Patricia Vandre – Patricia Vandre introduced herself to the Commission. Pinion presented the background for this request to the Commission. He said Vandre has an existing duplex and her end goal is to sell each one individually. Therefore, there is an opportunity to convert two family dwellings to side-by-side single-family attached dwellings. He said Dave Mitchell has done several duplexes and then converted them to side-by-side single family. He said that this is done by conditional use and there is a requisite condition that there be a minimum of 30-feet of front for each lot. Pinion said that the frontage of this lot is too narrow; it is less than 50-feet, so it does not come close to meeting the standard for two separate lots. Therefore, this does not qualify for side-by-side single-family conditional use, and The Board of Zoning Appeals cannot issue a variance for that standard. Pinion said that the only way to allow them to be sold independent unit is to do the reverse of what has been seen by condos being disbanded, she wants to turn the existing duplex into a 2-unit standalone condominium development. Pinion said that the City's ordinance does allow that, and it is regulated under subdivisions. Pinion said that this meets all codes. It was moved by Liston, seconded by Franzen pass the request to Council with a positive recommendation to convert the existing duplex to a Two-Unit Condominium as requested. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Wedekind, and Thurow. Nay – 0, motion carried 6-0.

Adjournment - It was moved by Kolb, seconded by Franzen to adjourn at 6:09 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee